



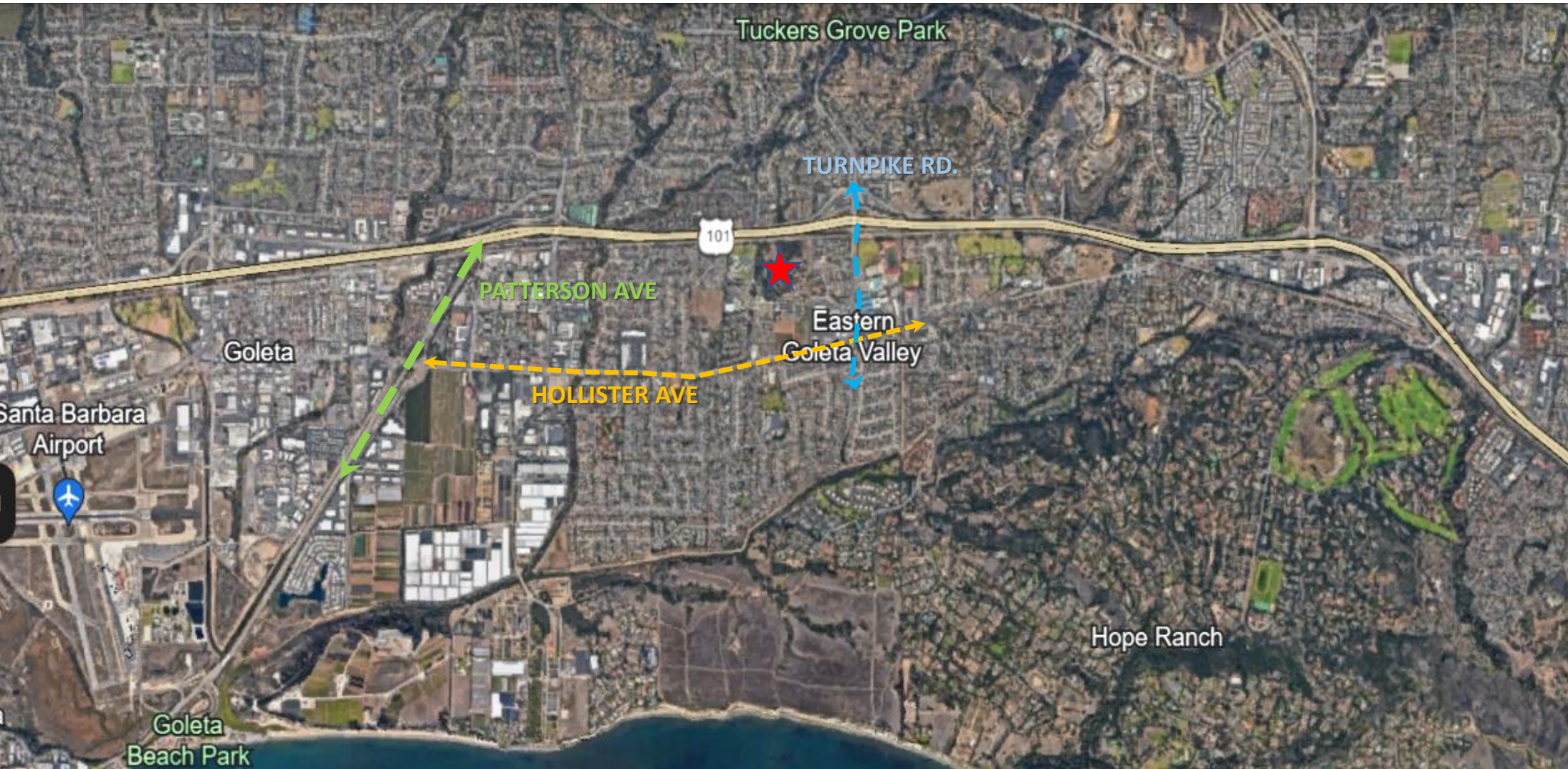
RED TAIL MULTIFAMILY
LAND DEVELOPMENT, LLC
SEARCHING FOR OPPORTUNITY



**Tatum
Multi Family
And Affordable Housing**

March 19, 2024

LOCATION



LOCATION



- General Plan requires San Simeon Drive to connect.
- Amenities include:
 - Dog Park
 - Swimming Pools
 - Outdoor BBQ's
 - Tot Lots
 - Paseo and Access to Walking Trails



PROPERTY



Proposed Rezone

- 545 total units
 - 110 affordable units
 - 435 market-rate units

Pending Project

- 344 total units
 - 69 affordable units
 - 275 market-rate units



RECREATION AREA



- **Shared (Aff & Mkt) On-Site Amenities**

- Community building with lounge, fitness center, and business center
- Outdoor BBQs entertainment area



- Pool and spa
- Tot lot playground
- Dog parks / Pet Relief Areas
- Abundance of Parking



PROPERTY



- Welcoming Entry
- Ample Guest Parking



TOWN HOMES



- Lush Landscaping
- Family Living
- Architectural Accents



PERIMETER APARTMENTS



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- Modern Spanish Architecture
- 3 Story Elements
- Muted Color Palette



CENTRAL APARTMENTS



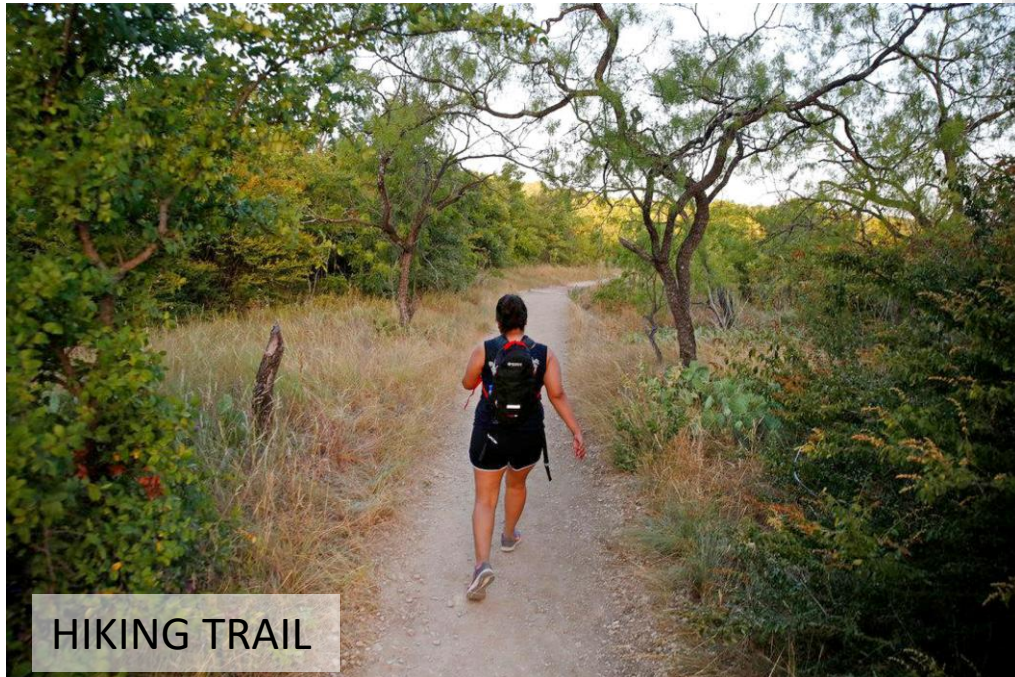
- 4-Story Architecture
- Community Club House
- Fitness Center
- Leasing Office and Site Management



AFFORDABLE



OAK WOODLAND



HIKING TRAIL



SBUD COLLABORATION

- **SBUSD Identified Tatum Site for Housing 10 years ago.**
- **County Designates Site for Housing.**
- **SBUSD and Red Tail Agree on Sale.**
- **District Housing Important Community/SBUSD Issue.**
- **SBUSD, Red Tail and HACSB collaborating on Housing.**
- **Rezone Site Paves Way for Affordable District Housing.**



PROPERTY

Policy LUR-EGV-2.5:

*The Tatum/Santa Barbara School District property, 065-040-026, **shall receive land use designations appropriate for residential neighborhood development.***

The Tatum/District shall be designated RES-0.33 (west portion – 9.2 acres) and RES-20.0 (east portion, 13.8 acres). The residential designation boundaries may be modified as part of a General Plan Amendment and Rezone, provided the total acreage associated with each designation does not change and the modification furthers the objectives of this policy. A Development Plan will also be required.

Current Land Uses

- Res-20 – 13.2 acres
- Res-0.33 – 9.2 acres

Current Zoning

- DR-20 – 13.2 ac
- 10-E-1 – 9.2 ac

PROPERTY



- Urban infill site
- Close to services, schools, and amenities
- Surplus School District land



TRANSIT COORIDOR



High Quality Transit Corridor (1/4 mile buffer)
 Transit Stop

- SBCAG High Quality Transit Corridor
- MTD routes 6 & 11
- Combined service frequency 10 min or less
- Direct linkages to Downtown SB / Goleta / UCSB

High Quality Transit Corridors



PENDING PROJECT



Project info

- 344 total units
 - 69 affordable (20%)
 - 276 mkt (80%)
- 9.2 ac private open space
- Builder's Remedy project
- Deemed complete application (May 2023)
- Pending CEQA analysis



PROPOSED REZONED PROJECT



If rezoned to DR 20-30...

- 545 total units (+201)
 - 110 affordable (+41)
 - 435 mkt (+160)
- Maintain open space
- Cohesive character and neighborhood form
- Diversity of units
- MF Design Standards apply
- Opportunity for collaboration with adjacent site



REZONE BENEFITS

Table D-21. South Coast RHNA Surplus by Affordability Level

Method of Meeting the RHNA	Units by Affordability Level		
	Lower	Moderate	Above Moderate
South Coast			
RHNA	1,766	1,051	1,325
RHNA + 15% Buffer	2,030	1,208	1,325
Current Capacity (Vacant Sites, ADUs, and Pending Projects)	366 +41	351	2,110 +160
Additional Capacity from County-Owned Sites	221	50	49
Additional Capacity from Rezones	2,208	1,424	2,216
Total Capacity (Current Capacity + County-Owned Sites + Rezones)	2,795	1,825	4,375
Surplus (+) ¹	+765 +806	+617	+3,050 +3,210

Note:

1. Surpluses reflect RHNA plus a 15 percent buffer. Cells in green indicate a surplus.

- ✓ Additional 201 units, 41 affordable
- ✓ Maintain open space
- ✓ Opportunities for expanded public improvements
- ✓ Appropriate location and planned for development
- ✓ Reduced pressure to convert ag sites
- ✓ Developer ready and willing to proceed

